

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD SEPTEMBER 1, 2021, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Commissioner Gayeski called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Gayeski, Vice Chair Macina, Commissioners Sies, Ambrose, Grant, Kline
Staff present: City Administrator Jones, Development Services Director Jolly, Permit Technician Bayless

3. APPROVAL OF MINUTES

August 4, 2021, regular meeting

A motion was made by Commissioner Sies and seconded by Vice Chair Macina to approve the minutes of August 4, 2021. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 3. a. PUBLIC HEARING to receive public input and consider a request by Csaba Kos & Seon Mee Chang for a zoning classification change from "Expired Planned Unit Development" to "R-1" Single-Family Residential District in accordance with Chapter 14: Zoning, Section 14.02.065, of the Jonestown Code of Ordinances, for property located at E Reed Parks Rd (Greg, Scott, Hayford Survey (Tract 11) 5.338 Acres), Jonestown, Texas.**

Applicants Csaba Kos and Seon Mee Chang were present to answer Commissioner's questions. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Csaba Kos & Seon Mee Chang for a zoning classification change from "Expired Planned Unit Development" to "R-1" Single-Family Residential District for property located at E Reed Parks Rd (Greg, Scott, Hayford Survey (Tract 11) 5.338 Acres), Jonestown, TX.

Mr. Kos answered commissioners' questions regarding his planned use of the property. Commissioner Sies motioned to recommend to Council to approve the request for a zoning classification change from Expired PUD to R-1 Single-family Residential District for the 5.338-acre property located at E. Reed Park Road (Gregg, Scott, Hayford Survey (Tract 11), Jonestown, Texas. The motion was seconded by Commissioner Kline and passed unanimously.

4. **Discussion and possible action on a recommendation to City Council regarding an ordinance amending Chapter 14, "Zoning"; Creating a new Article 14.04, "Supplemental Regulations", Division 1, "Landscaping and Tree Preservation"; Creating new landscaping and tree preservation requirements; providing for a purpose and applicability, required submittals, inspections and required permits; Tree Mitigation fees; Landscaping incentives; Property Owners' Association limitations; Education; Landscaping Standards; Landscaping requirements and minimums; Buffers; Irrigation requirements; Administration.** (postponed from the August 4, 2021, meeting)

Citizen Colleen O'Brien addressed the Commission regarding the ordinance's classification of ashe junipers and expressed appreciation to the commissioners for their work on the ordinance. Development Services Director Jolly responded to Commissioners' questions regarding the requirement for tree surveys. Commissioners discussed brush clearing, preservation of the tree canopy, and clarification of ordinance definitions. Commissioner Sies motioned to recommend to Council approval of the amended ordinance revising the regulations for landscaping and tree preservation. The motion was seconded by Commissioner Grant and passed unanimously.

5. **Discussion and possible action on a recommendation to City Council regarding an ordinance of the City of Jonestown, Texas, adding Chapter 15, "Signs" to regulate signs in the City of Jonestown and extraterritorial jurisdiction, and repealing Chapter 3 "Building Regulations," Article 3.09, "Signs"; conflicting provisions; severability; effective date; confirmation of proper notice and meeting; and providing for penalties.**

Commissioners discussed the latest revisions to the draft ordinance. Commissioner Grant noted a typographical error in section numbering. Vice Chair Macina moved to recommend to Council approval of the amended Sign ordinance with the following changes and corrections: remove neon signs from the list of prohibited signs, require all signs to be in compliance with the outdoor lighting ordinance, and references to Sec. 15.02.217 be revised to read as Sec. 15.02.216. The motion was seconded by Commissioner Sies and passed unanimously.

6. **Update from staff on current department activities.**

Development Services Director Jolly provided updates on residential permitting, short term rental license renewals, and development applications. City Manager Jones added the public hearing for a dilapidated structure at 18304 East Lake Terrace Drive was heard by

the Board of Adjustments and Appeals on August 30th and a continuance to September 27, 2021, 4:00 p.m. was approved by Board members.

7. ADJOURNMENT

Commissioner Sies made a motion to adjourn, and it was seconded by Vice Chair Macina. Chair Gayeski adjourned the meeting at 8:19 p.m.


PASSED AND APPROVED AT A MEETING HELD ON Oct 6, 2021.





Melody Gayeski, Chair

ATTEST:



Rachel Austin, City Secretary